

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Wiltshire SN16 9AT

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30 Sillars Green, Malmesbury

Price Guide £350,000

Immaculately presented end of terrace town house (974 sq ft) on the new Backbridge Farm development overlooking the Green.

3 double bedrooms, family bathroom, en-suite shower room to master bedroom.

Porch, cloakroom, sitting room, kitchen/breakfast room.

South-west facing rear garden with gated access to private allocated parking.

CHAIN FREE



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30 Sillars Green, Malmesbury

The Property

This beautifully presented home boasts three levels of stylish living, offering ample space and natural light throughout. A master bedroom suite on the top floor and 2 further double bedrooms with family bathroom on the first floor, give the option of flexible family living/working space. The property features an enclosed, south-west facing rear garden, which provides access to a large rear driveway for 2 cars for added convenience.

General

All mains are connected. Gas central heating. Wiltshire Council Tax Band D - £2,506.25 payable for 2025/26. EPC rating B - 85.

Malmesbury

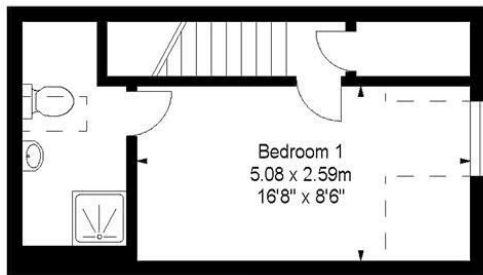
Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library,

museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble.

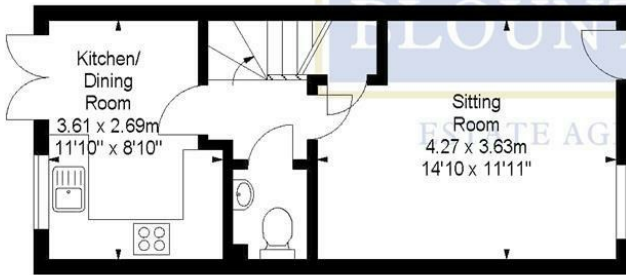
Directions to SN16 0FS

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right, continue down Gloucester Road and go straight over the next three roundabouts onto Tetbury Hill. At the roundabout at the top of Tetbury Hill take the turning left towards Tetbury and then the first left into Sillars Green. The property can be found on the right hand side opposite the Green.

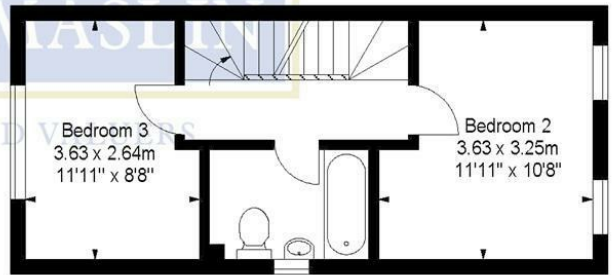
Approx. Gross Internal House Area *
90.48 M² - 974 Ft²



Second Floor



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice